

093.0

0006

0003.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
714,400 / 714,400

USE VALUE:

714,400 / 714,400

ASSESSED:

714,400 / 714,400


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
39		RONALD RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SWARTZ LESLIE M	
Owner 2:		
Owner 3:		

Street 1:	39 RONALD ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	
Cntry:	
Own Occ:	
Type:	

NARRATIVE DESCRIPTION	
This parcel contains 5,436 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1642 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
water	
Sewer	
Electri	
Census:	
Flood Haz:	
Topo	1
Street	
Gas:	

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5436		Sq. Ft.	Site		0	70.	1.07	5									408,157						408,200	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	5436.000	303,600	2,600	408,200	714,400									60748	
Total Card	0.125	303,600	2,600	408,200	714,400									GIS Ref	
Total Parcel	0.125	303,600	2,600	408,200	714,400									GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	435.01	/Parcel:	435.0								Insp Date	

Total Card	0.125	303,600	2,600	408,200	714,400		Entered Lot Size
Total Parcel	0.125	303,600	2,600	408,200	714,400		Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	435.01	/Parcel:	435.0	Land Unit Type:

Parcel ID: 093.0-0006-0003.0

!7648!

PRINT

Date

Time

12/10/20

22:15:54

LAST REV

Date

Time

10/05/18

09:46:02

apro

7648

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWARTZ ELEANOR	23432-42		7/2/1993			1	No	No	A

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name									
9/8/2014	1128	Manual	1,543	9/8/2014				Replace existing b				9/22/2018	Inspected	BS	Barbara S									
8/20/2013	1257	Redo Bat	18,144	C								8/21/2018	MEAS&NOTICE	BS	Barbara S									
2/19/1999	97	Dormers	55,800					ADD DORMER-BATH-RM				5/5/2014	External Ins	PC	PHIL C									
												1/16/2014	Info Fm Prmt	EMK	Ellen K									
												12/15/2008	Meas/Inspect	294	PATRIOT									
												4/1/2000	Inspected	270	PATRIOT									
												2/1/2000	Mailer Sent											
												2/1/2000	Measured	263	PATRIOT									
												6/28/1999		PM	Peter M									

Sign: VERIFICATION OF VISIT NOT DATA / / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																											
Type: 15 - Old Style	1	Rating: Good		Full Bath: 1	Rating: Good			OF=TOILET IN BMT.																																																																																															
Sty Ht: 1T - 1 & 3/4 Sty				A Bath: 1	Rating:																																																																																																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																																																																																																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																																		
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																		
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																																																																		
Sec Wall:		%		OthrFix: 1	Rating: Good																																																																																																		
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																																																																																																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																																																																																																		
Color: BROWN				A Kits:	Rating:																																																																																																		
View / Desir:				Fpl: 1	Rating: Average																																																																																																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																																																																																																		
Grade: C - Average				<b>CONDOS INFORMATION</b>																																																																																																			
Year Blt: 1925	Eff Yr Blt:			Location:																																																																																																			
Alt LUC:	Alt %:			Total Units:																																																																																																			
Jurisdct: G15	Fact: .			Floor:																																																																																																			
Const Mod:				% Own:																																																																																																			
Lump Sum Adj:				Name:																																																																																																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																																																											
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Exterior:		No Unit	RMS	BRS	FL																																																																																										
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	8	4																																																																																											
Sec Int Wall:		%		Economic:		%		Additions:																																																																																															
Partition: T - Typical				Special:		%		Kitchen:																																																																																															
Prim Floors: 3 - Hardwood				Override:		%		Baths:																																																																																															
Sec Floors: 4 - Carpet	50%			Total:	26.4	%		Plumbing:																																																																																															
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:																																																																																															
Subfloor:				Basic \$ / SQ:	130.00			Heating:																																																																																															
Bsmnt Gar:				Size Adj.: 1.28936672				General:																																																																																															
Electric: 3 - Typical				Const Adj.: 0.98500049				Totals		1	8	4																																																																																											
Insulation: 2 - Typical				Adj \$ / SQ: 165.104																																																																																																			
Int vs Ext: S				Other Features: 93488																																																																																																			
Heat Fuel: 2 - Gas				Grade Factor: 1.00																																																																																																			
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																																																																																																			
# Heat Sys: 2				NBHD Mod:																																																																																																			
% Heated: 100	% AC: 50			LUC Factor: 1.00																																																																																																			
Solar HW: NO	Central Vac: NO			Adj Total: 412474																																																																																																			
% Com Wall	% Sprinkled:			Depreciation: 108893				Juris. Factor: 1.00		Before Depr: 165.10																																																																																													
				Depreciated Total: 303581				Special Features: 0		Val/Su Net: 112.65																																																																																													
								Final Total: 303600		Val/Su SzAd: 184.87																																																																																													
<b>MOBILE HOME</b>				Make:				Year:		Color:																																																																																													
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Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																						
3	Garage	D	Y	1	12X18	F	FR	1925	23.92	T	50	101			2,600		2,600																																																																																						
More: N				Total Yard Items:				2,600	Total Special Features:						Total:	2,600																																																																																							
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